



# PURI EMERALD BAY

SECTOR 104, GURGAON



## WINNER

RESIDENTIAL  
PROPERTY OF THE YEAR



RISE  
WITH  
INDIA

Presented by



ACTUAL IMAGE



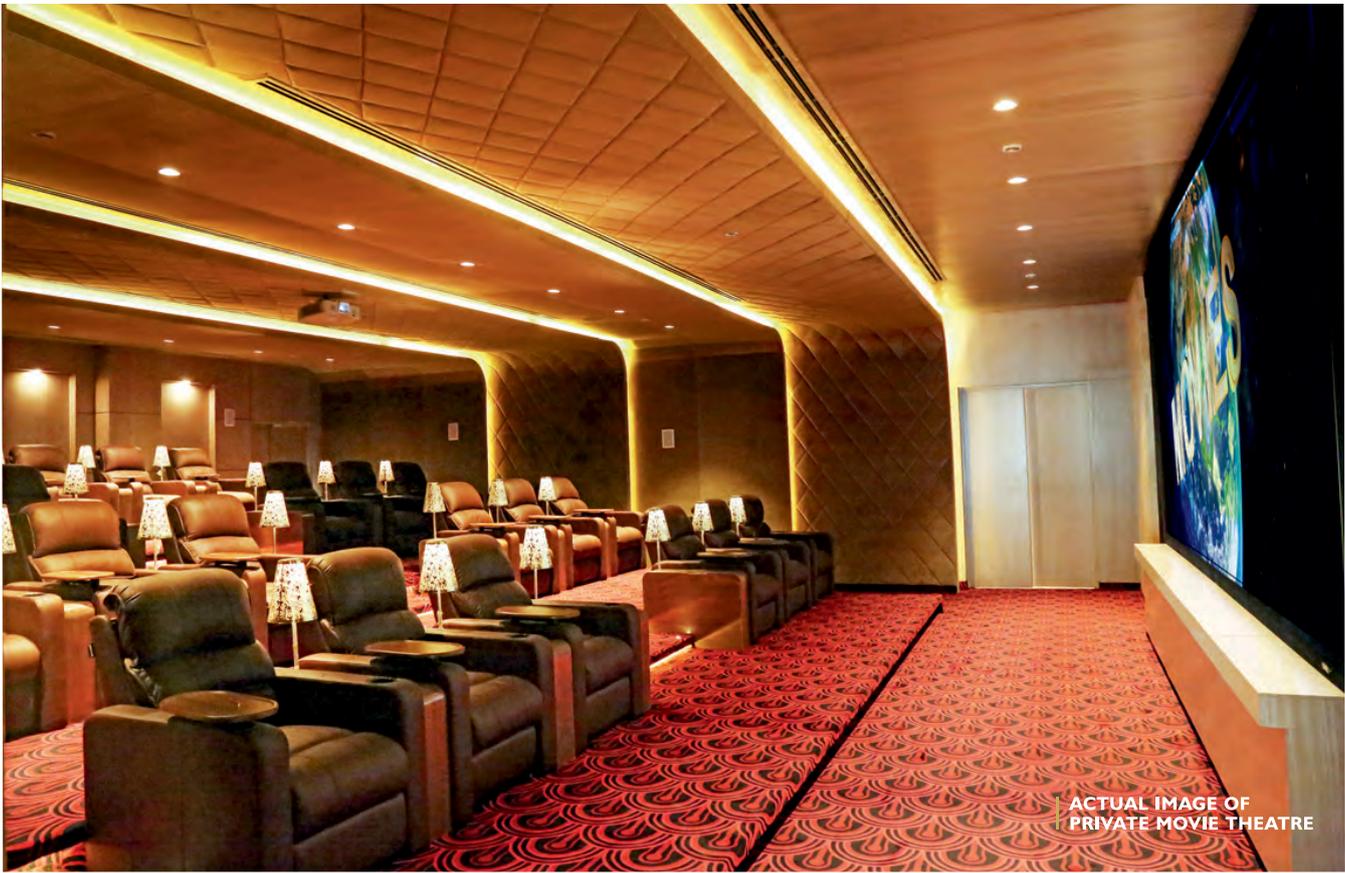
ACTUAL IMAGE



THE JEWEL  
RIGHT ON  
DWARKA  
EXPRESSWAY  
IS NOW  
READY TO LIVE



This is *luxury*  
without compromise



ACTUAL IMAGE OF  
PRIVATE MOVIE THEATRE

ACTUAL PICTURE OF EMERALD BAY, GURGAON



**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON

**The Complex**  
**READY TO ENJOY**

**2 & 3 BHK Ultra Luxury Apartments**

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**Choice of 1,550 sq.ft., 1,700 sq.ft. & 2,450 sq.ft.**

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**3-side Open Apartments**

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**Extensive Landscaping and Water Features**

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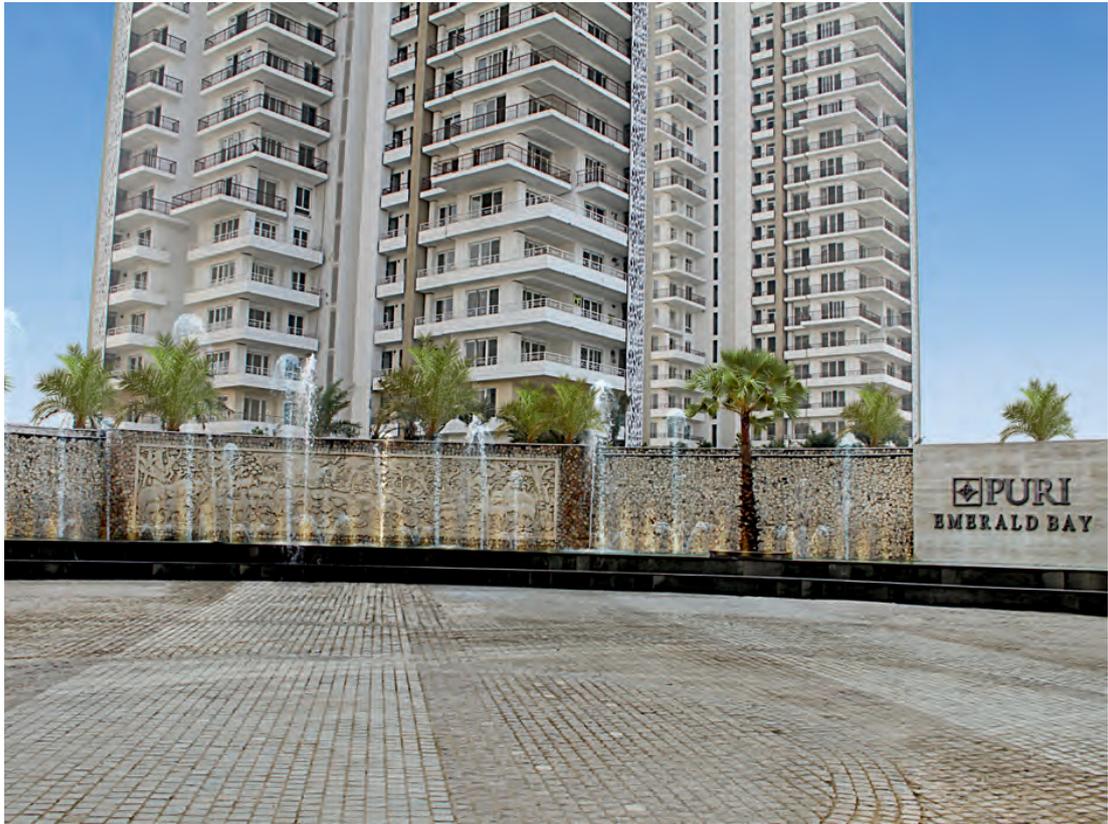
**Two Clubhouses, Each for the Cluster of Three Towers**

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**Actual Apartment Ready for Viewing**

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**Clubhouse Ready for Use**



ACTUAL PICTURES OF EMERALD BAY, GURGAON



ACTUAL PICTURES OF EMERALD BAY, GURGAON

## THE EMERALD CLUBS

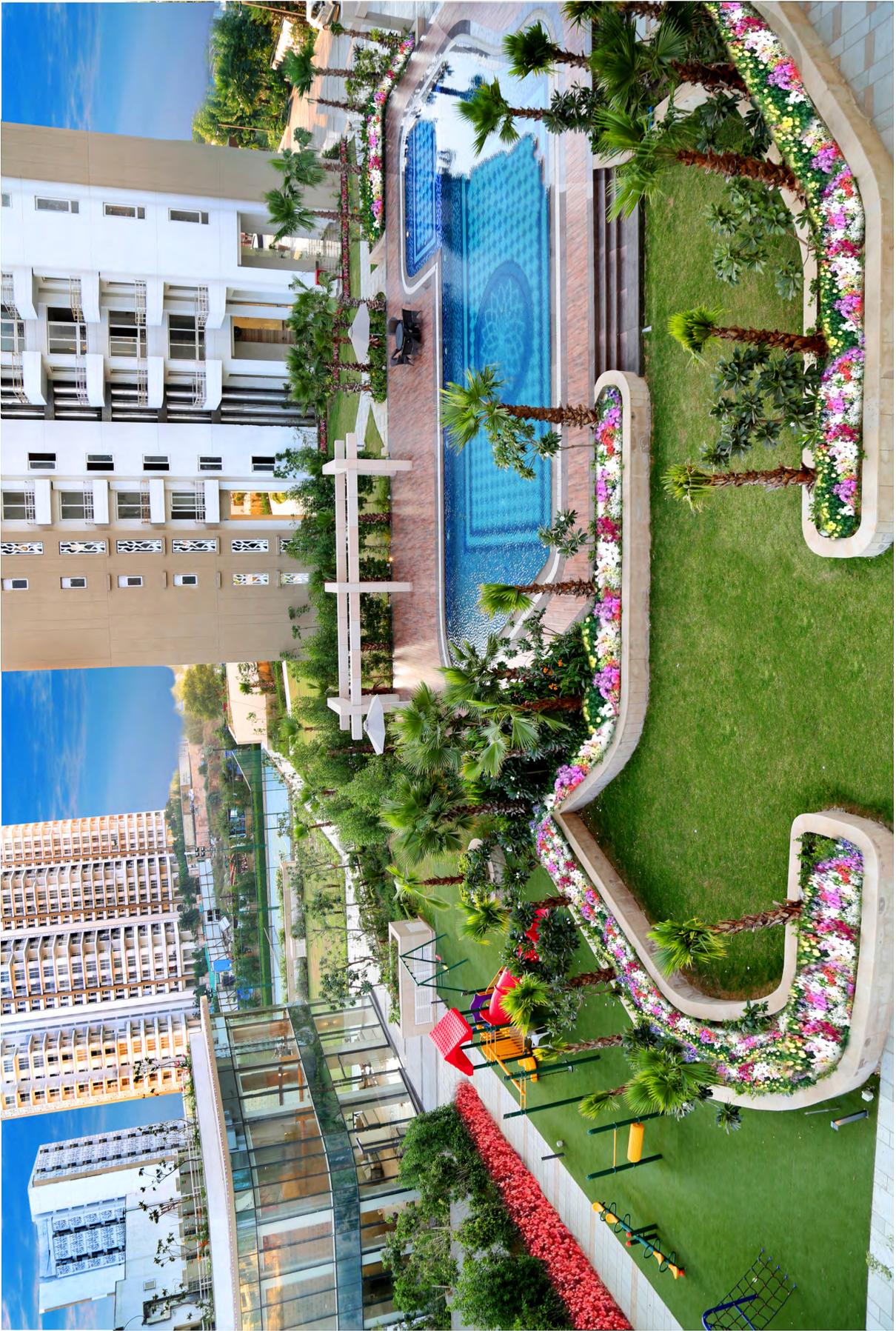


ACTUAL IMAGE

The exclusive club indulgences come with two clubhouses, each for a cluster of three towers so that you never have to wait for your turn on the treadmill.

The rare privileges also include a private mini theater for your private gatherings which makes the clubhouse a spirited entertainment hub. It also includes exclusive music studio, dance studio and kids Zone.

With top of the line gymnasium, lounge, multiple pools and flood lit tennis court, be ready for an active lifestyle at Emerald Bay.



Pool & Kids Play



ACTUAL IMAGE OF MOVIE THEATRE



ACTUAL IMAGE OF GYMNASIUM



ACTUAL IMAGE OF TENNIS COURT



ACTUAL IMAGE OF BASKET BALL COURT



Actual Image of Pocket B Club



GYM at Pocket B Club



Kids Zone



Music Studio

## FEATURES OF EMERALD BAY



**TWO STATE-OF-ART  
GYMS**



**PRIVATE MOVIE  
THEATER**



**DANCE STUDIO**



**SKATING RINK**



**MUSIC STUDIO**



**BILLIARDS ROOM**



**TENNIS COURT**



**BASKET BALL COURT**



**BADMINTON COURT**



ACTUAL SAMPLE APARTMENT IMAGES



**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON

**The Residences**  
**FURNISHED**  
**LUXURY APARTMENTS**

1. VRV Air-conditioning

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2. Imported Marble Flooring

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3. Modular Kitchen with Hob and Chimney

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4. Cupboards in Each Bedroom

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Air Purifier in Living Room\*

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Refrigerator, Microwave & Washing Machine\*

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Ceiling Fans, Exhaust Fans & Geysers\*

\*Only for select units at additional cost.



ACTUAL PICTURE OF EMERALD BAY, GURGAON

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PROPERTY OF THE YEAR

**ET**  
**NOW**  
ETNOWNEWS.COM

RISE  
WITH  
INDIA

Presents

  
**STARS**  
OF THE INDUSTRY  
AWARDS



# SITE PLAN



Disclaimer: The actual size of the plots may vary marginally.

# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 3 BHK+S

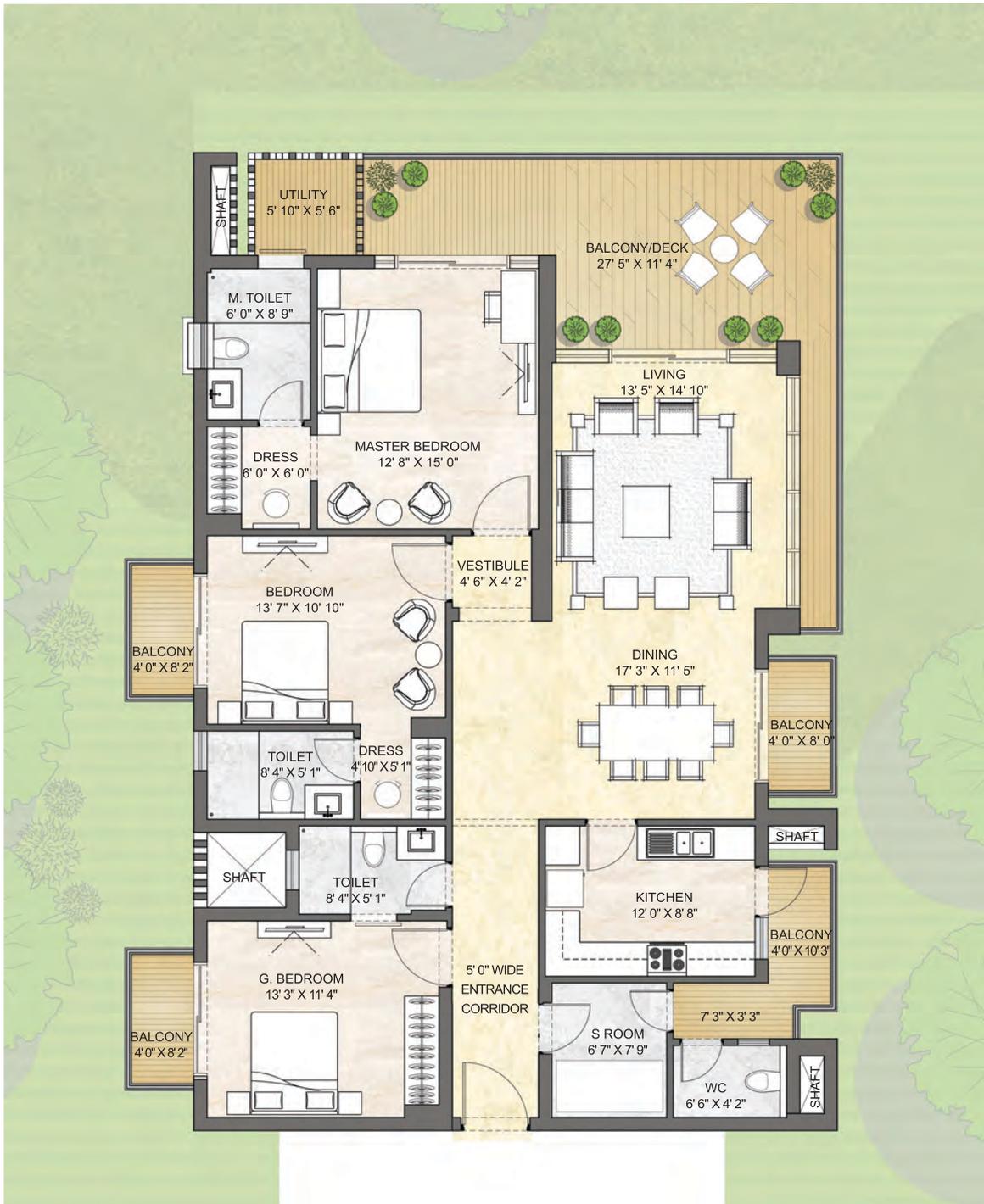
Saleable Area - 2450 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

# FLOOR PLAN

TYPICAL FLOOR (Unit 3)  
 Three to a Core, 3 BHK+S  
 Saleable Area - 2450 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
 1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 2 BHK

Saleable Area - 1550 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

# FLOOR PLAN

TYPICAL FLOOR (Unit 3)  
 Three to a Core, 2 BHK+S  
 Saleable Area - 1700 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
 1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

# SPECIFICATIONS

## LIVING ROOM/DINING ROOM/LOUNGE

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Polish Solid Wood Paneled Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. TV Connection & Premium Modular Switches

## MASTER BEDROOM

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## OTHER ROOMS

FLOORS	Laminate Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## KITCHEN

FLOORS	Imported Marble/Stone
WALLS	Tiles and Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Modular Kitchen with Hob and Chimney
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits & MCB

### BALCONIES / TERRACE

FLOORS	Anti-Skid Tiles
WALLS	Weather Proof Paint
CEILING	Weather Proof Paint
DOORS	UPVC/Aluminium Windows
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

### BATHROOMS

FLOORS	Vitrified Tiles
WALLS	Ceramic Tiles/Paint
CEILING	False Ceiling with Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Kohler/Grohe/Equivalent Quality Chinaware, CP Fittings, Marble Counter
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

### S. ROOM / UTILITY ROOM

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

### W.C.

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Chinaware and CP Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

### SECURITY

CCTVs In Basements And Main Entrance Lobby For Surveillance.  
Video Door Phone

### FACILITIES

Club House With Multiple Swimming Pools, Unisex Gym,  
Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room,  
Extensive Landscapes and Water Bodies

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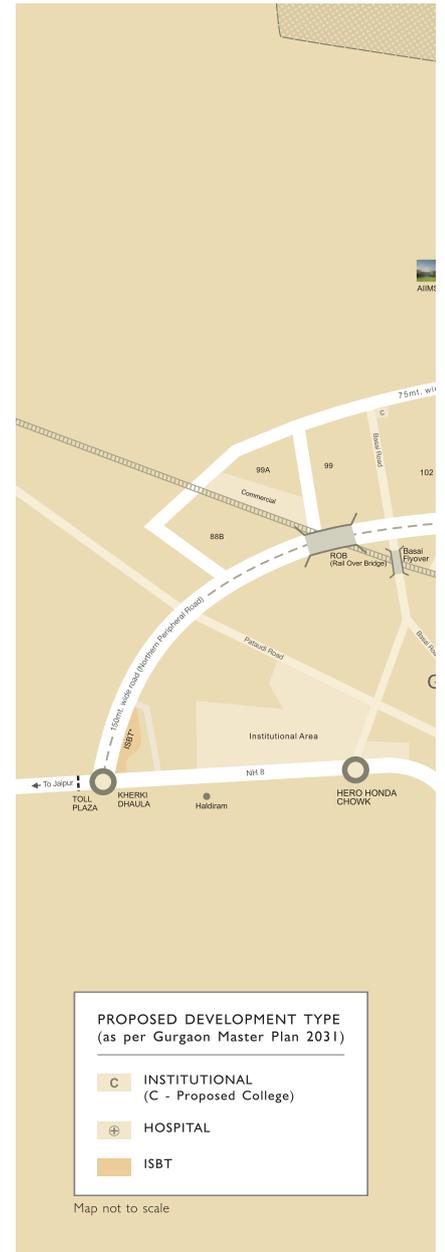
RISE  
WITH  
INDIA

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AWARDS



# Dwarka Expressway: The golden destination of Delhi NCR





Distances from Emerald Bay	
Diplomatic Enclave 2	9 km
Dwarka Convention Center	6 km
IGI Airport	7 km
Dwarka Metro Station	7 km

Puri:  
Delivering  
quality  
in each  
endeavour



## DELIVERED DEVELOPMENTS



THE PALM SPRINGS, GURGAON



THE PALM SPRINGS PLAZA, GURGAON



VILLAS AT DIPLOMATIC GREENS, GURGAON



DIPLOMATIC GREENS, GURGAON



81 BUSINESS HUB, FARIDABAD



81 HIGHSTREET, FARIDABAD

 **PURI**



THE PRANAYAM, FARIDABAD



V.I.P FLOORS, FARIDABAD



PRATHAM, FARIDABAD



AANANDVILAS, FARIDABAD



AMANVILAS LUXURY FLOORS, FARIDABAD

## ONGOING DEVELOPMENTS



LUXURIA FLOORS AT AMANVILAS, FARIDABAD



AMANVILAS, FARIDABAD



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MARKETING OFFICE  
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PROJECT APPROVED BY



License No. 68 of 2012 dated 21/6/2012 in Sector 104, Gurgaon granted to M/s. Florentine Estates of India Ltd. and others for 15.337 acres by DG T&CP, Haryana. Building Plans approved on 17/1/2013 vide Memo No. ZP-840/AD (RA)/2012/28915. RERA Registration No. 136 of 2017, Dated 28.08.2017, 649 Nos. DUs +115 EWS, Nursery School, Convenient Shopping, Community Building. To see statutory approvals, please visit our Corporate Office. \*additional charges as applicable. • 1 sq. mtr. = 1.196 sq. yds. = 10.764 sq. ft. • Information including the artistic impression, elevations, projection estimates, savings, specifications and color schemes of the Project, as contained in this publication are based upon market conditions, past experience, news items etc. and may vary and will be subject to change and public is advised to contact the office of Developer for further details. The Developer may vary and amend any information appearing herein at any time without prior intimation. \*Terms & Conditions Apply. Probable time for offer of possession is 2 years from the date of application form subject to adherence of terms and conditions of the allotment. Payment of balance instalments shall attract interest after offer of possession.

